

170.0

0007

0012.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

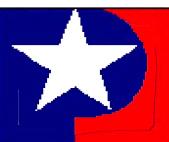
869,100 / 869,100

USE VALUE:

869,100 / 869,100

ASSESSED:

869,100 / 869,100



PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		PAUL REVERE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: TINGLEY DORIS J ETAL /TRS	
Owner 2: CALVIN F TINGLEY 2005 TRUST	
Owner 3:	

Street 1: P.O. BOX 4720	
Street 2:	

Twn/City: DOWLING PARK	
St/Prov: FL	Cntry
Own Occ: N	

Postal: 32064	Type:
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PREVIOUS OWNER	
Owner 1: TINGLEY CALVIN F -	
Owner 2: -	
Street 1: P.O. BOX 318	
Twn/City: NORTH WATERBORO	
St/Prov: ME	Cntry
Postal: 04061	

NARRATIVE DESCRIPTION	
This parcel contains .094 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1940, having primarily Vinyl Exterior and 1984 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Unit Type	Land Type
LT Factor	Base Value
Unit Price	Adj
Neigh	Neigh Influ
Neigh Mod	Infl 1
%	%
Infl 2	%
%	Infl 3
Appraised Value	Alt Class
Alt Class	%
Spec Land	J Code
Fact	Use Value
Notes	

104	Two Family	4080	Sq. Ft.	Site	0	70.	1.33	8														

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct	
Use Code								Land Size				Building Value	
104								Yard Items				Land Value	
4080.000								379,700				Total Value	
104								869,100					
Total Card								Entered Lot Size					
0.094								Total Land:					
0.094								Land Unit Type:					
Source: Market Adj Cost								Total Value per SQ unit /Card: 438.05				/Parcel: 438.05	

PREVIOUS ASSESSMENT								Parcel ID		PAT ACCT.	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	104	FV	489,400	0	4,080.	379,700	869,100		Year end	12/23/2021	
2021	104	FV	467,800	0	4,080.	379,700	847,500		Year End Roll	12/10/2020	
2020	104	FV	467,900	0	4,080.	379,700	847,600	847,600	Year End Roll	12/18/2019	
2019	104	FV	352,100	0	4,080.	379,700	731,800	731,800	Year End Roll	1/3/2019	
2018	104	FV	352,100	0	4,080.	336,300	688,400	688,400	Year End Roll	12/20/2017	
2017	104	FV	330,700	0	4,080.	282,000	612,700	612,700	Year End Roll	1/3/2017	
2016	104	FV	330,700	0	4,080.	282,000	612,700	612,700	Year End	1/4/2016	
2015	104	FV	295,500	0	4,080.	244,100	539,600	539,600	Year End Roll	12/11/2014	

BUILDING PERMITS								ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
6/23/1995	353	Manual	2,000					ROOF	7/2/2018	MEAS&NOTICE	CC	Chris C			
									12/16/2008	Entry Denied	345	PATRIOT			
									12/16/2008	Measured	345	PATRIOT			
									12/28/1999	Mailer Sent					
									12/10/1999	Measured	263	PATRIOT			
									12/1/1981		PS				

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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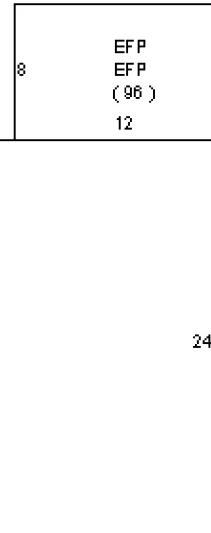
EXTERIOR INFORMATION

Type:	13 - Multi-Garden	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	2	Total: 2
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:	8 - Brick Veneer	20 %
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	YELLOW W/ RED BRIC	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1940
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 50 %
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

BATH FEATURES

Kits:	2	Rating: Good
A Kits:		Rating:
Fpl:		Rating:
WSFlue:		Rating:

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	2
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 8	BRs: 2	Baths: 2 HB

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	18.6	%

CALC SUMMARY

Basic \$ / SQ:	180.00
Size Adj.:	1.24389136
Const Adj.:	0.98100144
Adj \$ / SQ:	219.647
Other Features:	115000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	601277
Depreciation:	111838
Depreciated Total:	489439

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val

Juris. Factor:		Before Depr:	219.65
Special Features:	0	Val/Su Net:	160.99
Final Total:	489400	Val/Su SzAd:	276.81

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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PARCEL ID

170.0-0007-0012.A

SKETCH